

TRACT "X1"
 (EX TELEPHONE ESMT IN
 OR 1283/1979)

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
 C/O GOVERNMENTAL MNGMT SERVICE, 475 WEST TOWN PLACE SUITE 11
 ST AUGUSTINE, FL 32092

2025

37-3N-28-0740-00X1-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		STANDARD									
																	VALUATION BY										
																	Tax Group: 4					Tax Dist:					
																	BUILDING MARKET VALUE										
																	TOTAL MARKET OB/XF VALUE										
																	TOTAL LAND VALUE - MARKET										
																	TOTAL MARKET VALUE										
																	SOH/AGL Deduction										
																	ASSESSED VALUE										
																	TOTAL EXEMPTION VALUE										
																	BASE TAXABLE VALUE										
																	TOTAL JUST VALUE										
																	NCON VALUE										
																	INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE										
																	100										
																	PERMIT NUM										
																	DESCRIPTION										
																	AMT										
																	ISSUED										
																	SALES DATA										
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE	
																	1424/0169		6/27/2006		SW	Q	V	V	06	100	
																	GRANTOR: HERON ISLES JOINT VEN										
																	GRANTEE: HERON ISLES COMMUNI										
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	TOTALS										
																	EXTRA FEATURES										
																	96139 HERON ISLES PKWY, YULEE										
																	BLD DATE										
																	XF DATE										
																	INC DATE										
																	LGL DATE										
																	LAND DATE										
																	AG DATE										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
																	TOTAL OB/XF										
																	0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100										
REVIEW DATE 07/13/2020 BY KWA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																											